

THE VILLAGE

Gazette™

"It takes a Village..."

NEWS FOR THE RESIDENTS OF THE VILLAGES AT WESTERN OAKS AND LEGEND OAKS I

CIRCLE C MANAGER/DIRECTOR OF TENNIS GIVES ADVICE ON HOW TO PLAY TENNIS

In the previous issue, I answered questions on how to begin to play tennis.

In this issue, I will answer questions regarding proper equipment.

Q: I am an adult and I have some rackets in my garage that I used to play with. Can I begin playing with the old racket?

A: Unfortunately tennis rackets only last so long, especially if they have not been used for a while. The fibers of the materials that they are made of will eventually get weak and crack. The strings also have a short life span and more than likely, are "dead". Usually players replace their strings yearly based on how many times they play per week.

Q: If that is the case, which racket should I consider buying?

A: Buying a tennis racket is like purchasing a pair of shoes. Most clubs and city courts have demo rackets available for the player to experiment with. The size of the grip will depend on how big your hand is. The weight and thickness of the frame will depend on your style of play. Grips range in sizes from 4" to 4 5/8" in diameter and weights vary from 8oz to 12.5 oz. The size of the head of the racket ranges from 95 sq in to 128 sq in. Beginner players usually prefer large head rackets and light weight. Advance players, prefer small head rackets and with more weight.

Q: How much should I spend on the racket?

A: Sporting good stores have a wide variety of rackets that range from \$49.00 to \$129.00. Tennis Clubs, usually have rackets that will fit from beginner players to advance players. Most Clubs will carry reasonable priced rackets for those just getting started, all the way up to the ones being played by most of the professional players. These will range in price from \$120 all the way up to \$310, plus stringing.

Q: If racket is unstrung, what strings should I use?

A: Strings vary according to the personal style of play of the person. Strings range from synthetic nylon to gut strings. Prices will vary from as low as \$25 to \$55 with the labor included. I recommend strings that are durable and but yet forgiving as to not injure the player. More advanced players will use "hybrid" stringing patterns, which combine a durable string with a softer string for control.

Q: What tension is best for me?

A: Most frames have a suggested range of tension. For new rackets, I usually recommend using the "average" recommended tension. For example, if the manufacturer recommends the range from 55 to 62 lbs, I recommend 58 lbs for the first stringing job and make adjustments later on to fit the style of play. Lower string tension, increases power on the player, while higher string tension, provides more ball control. Our goal is to find a good "happy medium" that will combine both options.

If the Tennis Club or Tennis Center has demo rackets for you to try, I recommend experimenting with different rackets in the "family" of your style of play. The tennis pro should be able to offer you insight advice as to which racket is the most suitable for you. In the next issue, I will answer some questions about clothing equipment and what I feel are the most appropriate tennis shoes to wear. Until then, go and demo some rackets and start enjoying the "sport of a lifetime: Tennis".

*By Circle C Manager/Director Of Tennis
Fernando M. Velasco*

THE BACKHAND VOLLEY



TWO-HAND BACKHAND VOLLEY

There are two types of hitting the backhand volley. The picture on the left shows Fernando hitting the ball with his right hand, using the "continental grip". The head of the racket is slightly opened to give a little slice on the ball. The picture on the right shows student Jean Backus Carpenter using both hands on the racket thus allowing the left hand to do most of the power and control. In both cases, the right shoulder is leaning into the point of contact and the opposite foot is in front. Also, the picture on the right shows the proper attire to wear on a cold day. This will keep the body warm and muscles moist thus avoiding injuries.



ONE-HAND
BACKHAND VOLLEY

IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY 911
Fire..... 911
Ambulance 911
Sheriff – Non-Emergency 512-974-0845

SCHOOLS

Elementary
Clayton 512-841-9200
Kiker..... 512-414-2584
Mills 512-841-2400
Patton 512-414-1780
Middle
Bailey..... 512-414-4990
Small..... 512-841-6700
Gorzycki 512-841-8600
High School
Austin 512-414-2505
Bowie..... 512-414-5247

UTILITIES

Water/Wastewater
City of Austin..... 512-972-0101
City of Austin (billing) 512-494-9400
Emergency 512-972-1000
Texas State Gas
Customer Service 1-800-700-2443
Gas related emergency 1-800-959-5325
Pedernales Electric Cooperative
New service, billing 512-219-2602
Problems 512-219-2628
ATT/SBC Telephone
New Service 1-800-288-2020
Repair 1-800-246-8464
Billing 1-800-288-2020
Allied Waste 512-247-5647
Time Warner Cable..... 512-485-5555

OTHER NUMBERS

Oak Hill Postal Station..... 1-800-275-8777
City of Austin
Dead Animal Collection..... 512-494-9400
Abandoned/Disabled Vehicles 512-974-8119
Stop Sign Missing/Damaged 512-974-2000
Street Light Outage (report pole#)..... 512-505-7617

NEWSLETTER PUBLISHER

Peel, Inc. 512-263-9181
Article Submissions villagegazette@peelinc.com
Advertising..... advertising@PEELinc.com

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SOUTHWEST AUSTIN REAL ESTATE UPDATE

March 2012

www.gotoaustinhomes.com

SOUTHWEST AUSTIN NEIGHBORHOOD UPDATE

Stats from August 1, 2011 to January 31, 2012

	VILLAGE AT WESTERN OAKS One Story Homes	VILLAGE AT WESTERN OAKS Two Story Homes	CIRCLE C RANCH AVANA	LEGEND OAKS WOODS LEGEND	BECKETT MEADOWS	JW SMITH – WESTERN OAKS
Active Listings:	1	3	28	9	1	NONE - Call to list your home
Average List Price:	\$299,900	\$259,667	\$372,596	\$269,350	245,000	\$
Average List Price per SQ FT:	\$139.42	\$98.22	\$124.07	\$114.23	108.79	\$
Sold Listings:	25	22	129	22	5	5
Average Sale Price:	\$234,872	\$261,702	\$329,676	\$258,650	\$256,850	\$230,310
Average Sale Price per SQ FT:	\$120.43	\$107.53	\$120.95	\$109.79	\$105.55	\$113.85

**Data based on statistics from the Austin Board of Realtors® Multiple Listing Service (MLS). Does not include pending sales.*

MY SOUTHWEST AUSTIN LISTINGS SELL!



10904 Bexley Lane

Sold in 2 days, received an offer in 12 hours

IT'S TIME TO MAKE THE MOVE.

Call me and you can be the next home with the "SOLD" sign!

WHAT MY CLIENTS ARE SAYING

“Dear Lori,

Karen and I want to extend our thanks all that you did to get our house sold. After interviewing three different realtors, we were convinced that you had what it was going to take to make this happen. As it turned out, that was an understatement.

From market analysis to pricing to staging, you were right on the money. The listing, followed by an immediate open house, generated the kind of interest that brought our eventual buyer to the property in that first week.

We would definitely recommend you, and your company, to any of our friends. And we will gladly take a call from any prospect you have that may want to talk to us first-hand.

Again, thank you very much for all you did to sell our home and successfully close the deal.

Sincerely yours,
Home sellers

SOUTHWEST AUSTIN COMMUNITY EVENT

HOSTED BY LORI GOTO
AND REALTY AUSTIN

MARK YOUR CALENDARS

Movie night at Dick Nichols Park

May 5, 2012 @ Sundown

An evening of family fun at your local park.
Bring the kids and a lawn chair.

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Information on this flyer is deemed to be accurate, but it is not guaranteed.

THE VILLAGE GAZETTE

Fundraising Event to Help Bring State-of-the-Art Equipment to Seton Southwest Hospital

An unforgettable evening of live music, games, delicious food and unique auctions awaits you on Sunday, April 29th at the 2012 Seton Southwest Goala. This year's Goala will be held at the Terrace Club in Dripping Springs, 2600 East Highway 290, from 6 to 9 p.m.

Some of Austin's most elite athletic legends will be there, including Olympic swimming champion Garrett Weber-Gale. By becoming a sponsor, not only will you have an opportunity to enjoy a wonderful event, but you'll also help Southwest Austin's own area hospital better serve the community. Proceeds from the Seton Southwest Goala will go toward the purchase of digital mammography equipment – the very latest in technology designed to help detect breast cancer. Won't you help Seton Southwest further enhance the quality care it provides its patients? For more information on how you can become a sponsor, contact Terry Lord at setonswgoala@gmail.com or Allison Cook at (512) 324-3005.

Community Garage Sale

SAVE, SAVE, SAVE & HAVE FUN, TOO!



Come and find clothes, household items, furniture, office and school items, toys, and more. To give you that extra energy to keep shopping, we also have a concession stand with drinks, breakfast, and home-baked goods. Proceeds benefit the youth of

our congregation and other causes and outreach ministries. All unsold items will be donated to other charities

If you have items you would like to donate, take to church after 2pm on 22nd or all day on 23rd or call 280-4533 for further assistance.

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AUSTIN NEWCOMERS CLUB MARCH LUNCHEON

**THE MARCH LUNCHEON SPEAKER WILL BE
AUSTIN POLICE CHIEF ART ACEVEDO**

Art Acevedo serves as the eighth Police Chief in the 84-year history of the Austin Police Department and is the first Hispanic to lead the City's police force. With more than two decades of law enforcement experience, he oversees a department that employs approximately 2,100 sworn officers and civilian personnel. With the consolidation of the Austin Police Department and the Austin Public Safety and Emergency Management Department in January 2009, Acevedo is now responsible for all municipal law enforcement in the City of Austin, including Austin-Bergstrom International Airport, parks, and municipal courts.

Chief Acevedo began his professional career in law enforcement with the California Highway Patrol in 1986, bringing a well-established commitment to community outreach and coalition building to Austin. He strives to establish strong community relationships throughout the city with the goal of strengthening the relationship between the people of Austin and their Police Department. Chief Acevedo leads by example with a strong sense of community involvement through his own personal time and resources.

Born in Havana, Cuba, Acevedo migrated to the United States with his family in 1968 in search of freedom and the opportunities to be found in America. He grew up in California, and earned his Bachelor of Science degree, with departmental honors, in Public Administration from the University of La Verne. He is married to Tanya and is the father of three children, Melissa, Matthew and Jake. Appointed Austin Police Chief in July 2007, Chief Acevedo believes in the spirit of our community and the commitment to excellence demonstrated by the men and women he leads.

When & Where: Wednesday, March 21, 2012 at Green Pastures Restaurant, 811 West Live Oak Street, pre-payment \$20.00 - *Reservations are required.*

Time: 11:30a.m. socializing,
Luncheon begins at noon

For Luncheon Reservations: Email:
LuncheonDirector@AustinNewcomers.com



Austin Newcomers Club is a non-profit social and recreational organization dedicated to introducing residents to the Austin Community and giving them the opportunity to meet and make new friends. To Join Austin Newcomers Club: Any person who has a zip code beginning with 787 is eligible for a new membership with the annual dues payment of \$40.00. Membership includes The Welcome Mat, the monthly newsletter, and the annual Members' Directory. Contact Dotti Thoms, New Member Services, at (512) 314-5100. You are invited to attend a morning or evening Welcome Coffee and Orientation. For more information visit the website at: www.AustinNewcomers.com



JOIN US FOR GOLF AND A GREAT CAUSE!

DATE: Wednesday, April 18th

11:00 am Registration - 1:00 pm Start

LOCATION: Flintrock Falls Golf Course

FORMAT: 4-person scramble

COST: \$165 per golfer*

*Includes lunch, dinner, shirt & goodie bag

Please join us for the 4th annual
Colin's Hope Classic charity golf tournament
and help prevent childhood drownings.

Special Guest Emcee will be **Bob Fonseca**
of the 93.7 KLBJ FM Dudley & Bob Morning Show

Honorary Chairs

Olympic Swimmers:

Brendan Hansen and **Garrett Weber-Gale**
City of Lakeway Chief of Police: **Todd Radford**

Register online now at:
www.colinshope.org



Colin's Hope envisions a world
where children do not drown

WWW.COLINSHOPE.ORG

LIGHT IT UP BLUE IN APRIL

By Connie Ripley

People all over Austin and the World will change lights to blue, dress blue, eat blue, drink blue and even paint fingernails blue beginning on April 2. April is Autism Awareness Month and Autism Speaks is celebrating by turning the World (and Austin) blue for the month. This is the first year Austin will turn blue in a big way. In 2007, the United Nations adopted a resolution to make April 2nd World Autism Awareness Day. Autism Speaks created Light It Up Blue (LIUB) to create awareness for the month.

Austin TV and radio talk shows will be airing LIUB segments and contests. Numerous buildings like the 2nd Street Business District, the Four Seasons Hotel, the 360 Condos, the Amlı Downtown and on 2nd Street, Home Away, west 6th Street Lounges and many more will be going blue. School campuses will be decorated, plus children and faculty will wear blue. Neighborhood Associations and organizations will turn blue. Blue events will flood the Greater Austin area like the Blue Bash, Blue Martinis and Manicures, a golf tournament, a Blue Bingo and Burger Bash, a Blue Easter Egg Hunt, a UT sorority sponsored Blue Ball and much more. Autism is becoming an epidemic with no known cause or cure. If the current trend continues, half the children born in the United States by 2046 will be diagnosed with autism. Our school districts are already "bending" under the load since 70% of people with autism are under 18. When these children become adults, what will happen? Many will have to be cared for throughout adulthood.

Autism robs families of the child they thought they had, since, although some are born with it, many regress around ages 1 to 3. The child loses speech, does not make eye contact, tantrums frequently and seems to be unreachable in his own little world. A diagnosis of Autism Spectrum Disorder (ASD) is devastating for parents. Every 15 minutes a parent hears this diagnosis! Not only have they "lost" a child, but their entire life is immediately changed. Money and time involved in treating autism is staggering—not to mention the emotional pull of every single day. Last year over 1,800 iconic landmarks turned blue for April from Niagara Falls, Rockefeller Center, the New York Stock Exchange and the Empire State Building in New York to Christ the Redeemer Statue in Brazil. Buildings all over the world like the Cairo Tower in Egypt, the Hungarian Parliament and the Sydney Opera House in Australia turned blue. This year the number will top 2,000. Help fight the spread of autism. Create awareness by changing your exterior home bulbs to blue, wearing blue, painting your nails blue, decorating your child's school in blue, etc.

The 2012 Autism Speaks National Poster Child for the United States and Canada is a Greater Austin kindergarten student—a great feat for our area! Let's show what we can do to make Austin blue!



Register Online Now

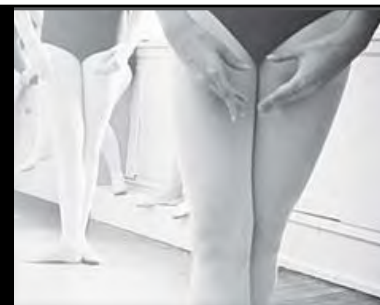
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Monday March 5th

6:30 - 9:00 PM

Rib Eating Contest 7:30 - 7:45 PM

- ★ Round Rock I-35: Round Rock High School
- ★ 620 Four Points: Vandegrift High School
- ★ 360 South: Westlake High School
- ★ 183 North: *Defending Champions* Anderson High School
- ★ **Former Longhorns & current NFL players will serve as honorary "Rib Eating Coaches"**
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- ★ High school contest 7:30- 7:45 PM.

At all 4 Austin
Rudy's
locations

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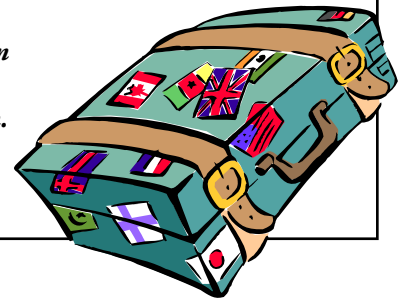
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Host an Exchange Student

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iE International Student Exchange is seeking host homes for high school exchange students from around the world. We are seeking couples, singles, or families who are willing to open their home to one special exchange student for one semester or for the entire 2010-2011 school year. You will be amazed to find what you gain from the experience, as well as what you give: the chance for one international student to have a lifechanging encounter! This is a great opportunity to connect with someone from another culture. All you need to host is a spare bed and an open heart!

**Contact Katie Robinson,
Local Coordinator for Austin
512-538-8080 or
k.leigh.robinson@gmail.com.**



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
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IS THAT A FOG MACHINE IN YOUR YARD?

Austin Water supplies water to customers at varying degrees of pressure due to elevation changes and differences in infrastructure. In cases of excessive supply pressure, the builder, plumber, irrigator or homeowner is tasked with regulating the pressure down to the optimum pounds per square inch (PSI). Water pressure inside a house should be around 65 PSI, but automatic irrigation systems are a different story.

The typical pop up sprinkler head has an ideal operating pressure of around 35 PSI, yet many installed systems' actual head pressure is much higher. If the actual head pressure exceeds the manufacturer's recommendation, the end result is misting and distorted coverage. Misting is water that is being treated, pumped and paid for—only to

waft away even on a still morning. Excessive misting in an irrigation system is considered water waste within the City of Austin and can result in warnings and even citations.

There are multiple ways to regulate pressure, but in cases where the entire system is operating at high pressure, it is a good idea to install a pressure regulating valve (PRV) on the irrigation mainline. This will not affect anything in the house, but will make the irrigation system more efficient meaning less water is needed to maintain the landscape. Bigger drops will hit the landscape, wear and tear on components will decrease and the system will have better spray patterns overall. Correcting high pressure in an irrigation system is a win, win, win scenario. Your landscape, irrigation system

and pocketbook all benefit. In many cases a PRV can pay for itself within a couple of years. If you suspect your irrigation system is operating at high pressure, talk to your irrigator about the issue or if you are a customer of Austin Water, set up a free irrigation evaluation through Austin Water's Conservation Division. All evaluations are performed by licensed irrigators and properties that have had an Austin Water evaluation may be eligible for certain rebates, including partial rebates on irrigation PRVs and pressure regulating heads. Call 974-2199 or visit waterwiseaustin.org to schedule a free irrigation evaluation.

*Jacob Johnson, Austin Water
LI#17528*



CIRCLE C DENTAL

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* a \$99 value. All services provided by Dr. Tuan Pham, a general dentist.

15 Things to do Today to Simplify Your Life

By Karin Flagg, Organize With Purpose!

Here are 15 simple things you can do immediately to take you from overwhelmed to back in control in just minutes.

1. CREATE AN 'IN-OUT' OR 'LANDING PAD' AREA BY YOUR ENTRANCE DOOR

Whether you use your front door or garage, use this area to collect the things you use every day like keys, a charging station for phones, and a bulletin or whiteboard to jot down reminders and tack papers you need the next day. You'll eliminate last-minute frantic hunting and actually start your day stress-free.

2. DECLUTTER, JUST MINUTES AT A TIME

You may not have time to thoroughly declutter a room, but you can at least start small every day. Go through a room with a laundry basket and pick up any items that don't belong there. When the basket is full, put those things back where they should go.

3. SORT YOUR INCOMING MAIL IMMEDIATELY

Instead of piling up that stack of mail, sort it over a trash can and immediately toss junk mail making sure to shred sensitive items. (If you don't have a shredder use a pair of 'shredding scissors'). Open the rest of the mail throwing away all envelopes. Now sort this small pile into bills to pay, things to read, items to keep and file.

4. LIMIT THE AMOUNT OF MAIL YOU HAVE TO SORT THROUGH EVERY DAY

Stop wasting precious time sorting through your crammed mailbox filled with unsolicited mail. Opt-out of receiving credit card offers, fliers and catalogs you don't want or need by registering at the Direct Marketing Association website: www.DMAchoice.org.

5. GO PAPERLESS

Whenever possible, opt for paperless statements. Most banks, utility and service companies offer online statements instead of having them mailed to you. That means less paper for you to sort and file – not to mention saving trees.

6. SWITCH TO ONLINE & AUTOMATIC BILL-PAY

Sign up with your bank for online bill-pay to ensure you never miss a payment again. As soon as you get a new bill enter the amount to pay and the due date in the bill-pay section. That's it! Your bank makes sure it's sent and delivered on-time so you don't have to. And think about signing up for automatic recurring payments for things like your mortgage and car payment – then won't even have to remember to remember to pay them! No more hunting for stamps and running to the post office.

7. EMBRACE THE 'ONE-IN ONE-OUT' RULE

This is a great system for almost any area of your life. Whether it's a new item of clothing or a book, decide that for every new item you bring home one will be removed. This will help keep you from being overwhelmed by all your stuff.

8. CREATE A MAGAZINE & CATALOG BASKET

Have a container, like a basket or box, to hold all your magazines and catalogs. When it gets full, that's your cue to recycle the old ones.

9. MULTI-TASKING IS A MYTH

Studies show that trying to do 2 or more things at once that require your complete attention just doesn't work. Instead, block out chunks of time to focus on one project at a time. You'll be amazed how much more you'll actually get done working this way.

10. CLEAR OUT MENTAL CLUTTER

It's exhausting trying to keep all those thoughts, ideas, projects and to-do lists in your head – instead, get them out of your head and out where you can see them. Whether you use technology or paper, it's a quick way to make lists of all those mental thoughts swirling in your head. Then divide those lists into categories like Work and Personal.

11. HAVE A WAY TO CAPTURE YOUR THOUGHTS & IDEAS

Throughout the day, have some way to capture all your 'to-do's' and 'must-

remembers'. It might be high-tech like your Smartphone or as simple as a notepad. The key is to make a note of them somewhere whenever they pop up.

12. TURN OFF YOUR EMAIL NOTIFICATIONS

Are you distracted every time you see and hear "You've got mail?" Those reminders can be a big distraction so take back control by turning off the email icon and sound. Instead either set it up so YOU have to go retrieve them when you're ready, or change the settings so that it doesn't notify you for every email but rather in batches every 30 or 60 minutes instead.

13. BE THE RULER OF YOUR EMAILS

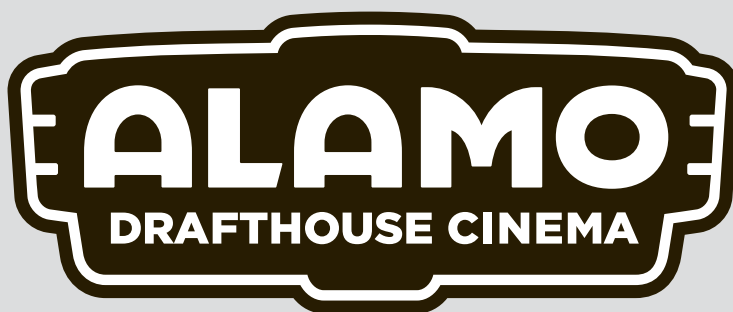
Did you know that programs like MS Outlook let you set up 'rules' for your emails? Instead of clogging your inbox set up a rule for things like newsletters that you want to read at a later date, when you have time. It will go into a folder and be there when you're ready. Think of 'Rules' as like having your very own personal assistant for email!

14. PLAN YOUR TOMORROW – TODAY

At the end the day take a few moments to plan the key things you need to accomplish tomorrow. By following a plan you'll be productive first thing - instead of wasting time with emails or Facebook. And pull tomorrow's outfit together the night before, down to all the accessories and shoes. A few moments of planning today will make your tomorrow easier.

15. EMBRACE TECHNOLOGY

I'm not a techie but I've come to realize that many apps and features of your phone help make life easier and many are free. Use the calendar to set reminders to yourself throughout the day, or use the voice recorder app to record messages to yourself while you're running around. Or check out notes and to-do list apps. There's even a voice-to-text app that turns your message into an email. Once you start looking you'll be amazed what's available.



Alamo Slaughter Lane OPENS MARCH 8th

You are exclusively invited to attend the Alamo "Sneak Preview" event leading up to the opening: March 4, March 5 and March 6

\$2 movie tickets for the "Sneak Preview" available ONLINE ONLY beginning February 22nd, on a first-come, first-served basis. (Hurry, they sell out fast.)

DRAFTHOUSE.COM/AUSTIN

Enjoy half-price food and full-price alcoholic beverages!

5701 W. Slaughter Lane
512.861.7060
draffhouse.com



Slaughter Lane Alamo will be offering all of your Alamo favorites like Sing-Alongs, Quote-Alongs, Feasts and Master Pancake Events. Visit draffhouse.com for events and listings.

Reserve the Alamo for your next event!

From birthday parties to office meetings, the Alamo Cinema & 400 Rabbits bar are the perfect venues for your event! Rent out a theater and customize your show with specialized or themed menus, for breakfast, lunch or dinner. (Capacities vary from 32 to 134 people.)



The 400 Rabbits OPENS MARCH 8th (inside Alamo Slaughter Ln.)

**Craft tequilas, signature cocktails, fine wines,
select beers and authentic mexican food.**



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What are The Top 5 Reasons to move in 2012?

- 5) Home prices are more affordable than the peak prices of a few years ago...bringing more buyers into the market!
- 4) Pent up demand is starting to show in certain sub-markets as fewer homes are on the market!
- 3) The economy is showing continued improvement... which boosts confidence in the real estate market!
- 2) Low, Low, Low Interest Rates which improves buying power... and rates aren't likely to go any lower!
- 1) All the stars may be in alignment... if you are thinking of moving up your wait is over...take advantage of the market in 2012!

What is your home worth?

Prepare for 2012, Call Me Now and you'll get a **FREE** no obligation Value Range Analysis.

If you're not ready but curious what your neighbor's homes are selling for get a free "Market Snapshot" of your area at

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Not intended to solicit properties currently for sale.

